



forecast income of
6.75%¹ pa
paid quarterly

MPG Essential Services Property Trust

Looking for
sustainable
income with the
potential for
capital growth?

An opportunity to invest in a
diversified portfolio of essential
service properties in the government
and social infrastructure sectors

- ✓ Diversified portfolio of 21 properties
- ✓ Predominantly government tenants
- ✓ Only \$10,800 minimum investment
- ✓ High levels of tax-deferred income in initial years



Portfolio



Citypoint QLD Government - Townsville QLD

Address	101 Sturt St, Townsville QLD
Tenants	QLD Government - Queensland Police, Department of Housing & Queensland Emergency Services
NLA	5,047 sqm
Valuation	\$26,250,000
Portfolio %	12.3



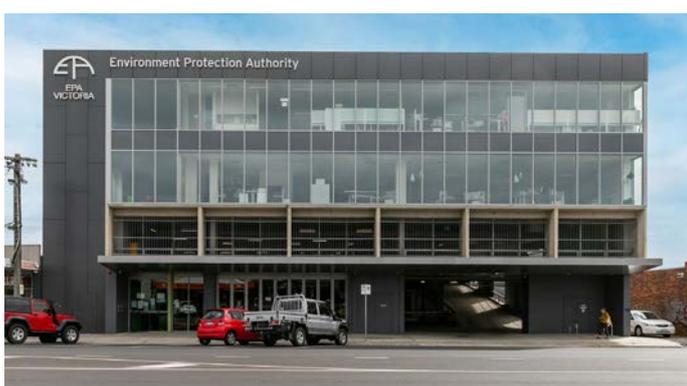
APVMA Building - Armidale

Address	91 Beardy St, Armidale NSW
Tenants	Australian Pesticides and Veterinary Medicine Authority and DHS
NLA	2,745 sqm
Valuation	\$18,500,000
Portfolio %	8.6



Centrelink and Medicare Offices - Woodridge

Address	21 Station St, Woodridge QLD
Tenants	Department of Human Services, QLD Government and Ted Noffs Foundation
NLA	4,343 sqm
Valuation	\$17,375,000
Portfolio %	8.1



The EPA Office - Traralgon

Address	8-12 Seymour St, Traralgon VIC
Tenants	EPA and DHHS
NLA	2,619 sqm
Valuation	\$13,300,000
Portfolio %	6.2



Child Safety Service Building - Ipswich

Address	18-24 Brisbane St, Ipswich, QLD
Tenants	QLD Government - Department of Child Safety
NLA	1,807 sqm
Valuation	\$10,000,000
Portfolio %	4.7

Portfolio



Centrelink and Medicare Offices - Morwell

Address	6-12 Chapel St, Morwell VIC
Tenants	Department of Human Services
NLA	2,273 sqm
Valuation	\$8,200,000
Portfolio %	3.8



Think Childcare Centre - Geelong

Address	136-142 Bailey St, Grovedale, Geelong VIC
Tenants	Think Childcare (ASX listed)
NLA	713 sqm
Valuation	\$8,180,000
Portfolio %	3.8



Victoria Police Building - Bendigo

Address	7 Bridge St, Bendigo VIC
Tenants	The State of Victoria (Victoria Police)
NLA	1,316 sqm
Valuation	\$7,900,000
Portfolio %	3.7



Centre for Non-Violence - Bendigo

Address	96-98 Pall Mall, Bendigo VIC
Tenants	Centre for Non-Violence, Zambrero, and Honeyeaters Hair Salon
NLA	1,448 sqm
Valuation	\$7,625,000
Portfolio %	3.6



Centrelink and Medicare Offices - Newcastle

Address	70 Robert St, Wallsend, Newcastle NSW
Tenants	Department of Human Services
NLA	1,204 sqm
Valuation	\$7,500,000
Portfolio %	3.5

Portfolio



Centrelink and Medicare Offices - Ballina

Address	117-121 Tamar St, Ballina NSW
Tenants	Commonwealth of Australia
NLA	1,300 sqm
Valuation	\$7,200,000
Portfolio %	3.4



Aspire Early Education - Tarneit

Address	1 Wade St, Tarneit VIC
Tenants	Tarneit North Early Learning
NLA	811 sqm
Valuation	\$7,050,000
Portfolio %	3.3



Dept of Corrective Services - Beenleigh

Address	96 George St, Beenleigh, QLD
Tenants	QLD Government - Department of Corrective Services
NLA	1,098 sqm
Valuation	\$6,850,000
Portfolio %	3.2



Palmerston Youth Centre - Yarrowonga

Address	41 McCourt Road, Yarrowonga NT
Tenants	Northern Territory Government
NLA	1,818 sqm
Valuation	\$6,660,000
Portfolio %	3.1



Toowoomba Office Building

Address	146 Herries St, Toowoomba QLD
Tenants	QLD Government - NDIS and Department of Environment and Science.
NLA	1,615 sqm
Valuation	\$6,500,000
Portfolio %	3.0

Portfolio



Centrelink and Medicare Offices - Moree

Address	9-12 Auburn St, Moree, NSW
Tenants	Centrelink, Medicare, NDIS and DHHS
NLA	1,509 sqm
Valuation	\$5,600,000
Portfolio %	2.7



Centrelink and Medicare Offices - Maryborough

Address	207-215 Lennox St, Maryborough QLD
Tenants	Department of Human Services
NLA	964 sqm
Valuation	\$4,975,000
Portfolio %	2.4



Centrelink and Medicare Offices - Echuca

Address	69 Heygarth St, Echuca VIC
Tenants	Department of Human Services
NLA	970 sqm
Valuation	\$4,950,000
Portfolio %	2.3



Centrelink and Medicare Offices - Hervey Bay

Address	6-10 Hunter St, Hervey Bay QLD
Tenants	Department of Human Services
NLA	1,097 sqm
Valuation	\$4,775,000
Portfolio %	2.3



Services SA - Seaford Meadows

Address	12/760 Grand Boulevard, Seaford Meadows SA
Tenants	South Australian Government
NLA	511 sqm
Valuation	\$2,700,000
Portfolio %	1.3

Portfolio

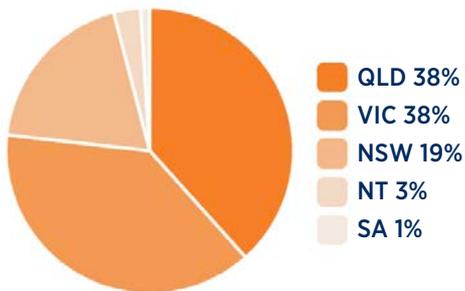


Department of Justice Building - Shepparton

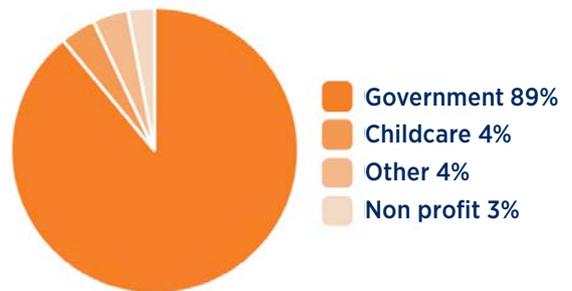
Address	409-415 Wyndham St, Shepparton VIC
Tenants	Victorian Government - Department of Justice
NLA	2,626 sqm
Valuation	\$17,500,000
Portfolio %	8.2

Portfolio Snapshot

Geographical Diversification by State



Government Vs Non Government Tenants



Property Locations



Features and Benefits

A diversified investment of 21 predominantly government tenanted properties.

Forecast initial yield of 6.75%¹ pa to be paid quarterly. Depreciation and building allowances allow a high proportion of this income to be tax-advantaged.

Potential for capital growth – Long term population growth for many of the regions augur well for future price appreciation.

Moderate gearing – Anticipated to be 55% of gross asset with at least 50% being hedged.

Defined exit strategy – The Trust has a defined exit strategy at 7 years with 2 years and 6 months remaining (as at 1 March 2023).

Experienced manager with a proven track record – MPG Funds Management Ltd. has significant commercial property investment, management and development experience, and over \$1 billion of funds under management.

Reduced capital volatility – Australian direct property has historically experienced lower volatility than listed Australian and international shares and REITs.

Risks

The risks are typical of those that would apply to investments in real property and in units in property trusts. Key risks are outlined in the Product Disclosure Statement.

Target Investors

Investors seeking regular and stable income with tax benefits and the potential for capital growth such as self-managed superannuation funds, private investors and retirees.

What else should I know?

Minimum investment \$10,800 with units at an application price of \$1.08 per unit.

The Offer will close on 31 December 2023, which can be changed without notice.



To request a copy of the PDS or if you have any questions please contact us on:
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E: info@mpgfm.com.au
mpgfm.com.au



Disclaimer: An investment in the MPG Essential Services Property Trust (Formally MPG Regional Cities Property Trust) (the Trust) may only proceed on an application form attached to Product Disclosure Statement (PDS) dated 22 August 2022 issued by MPG Funds Management (MPG) AFSL No 227 114. This brochure is general product advice only and has been prepared without taking into account your personal circumstances, objectives, financial situation or needs. In deciding whether to invest in the Trust you should consider and carefully read the PDS and Target Market Determination, which are available on our website www.mpgfm.com.au. Please also consider seeking the advice of a licensed financial adviser before making an investment decision. Your investment may be subject to investment risk. Neither MPG nor any member of the MPG Group guarantees the return on your investment, or the gain or repayment of capital. Your investment does not represent deposits or other liabilities of the MPG Group.¹ Please see the PDS for important information on all financial forecasts (which are not guaranteed to occur)

MPG

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management

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